

South Hams

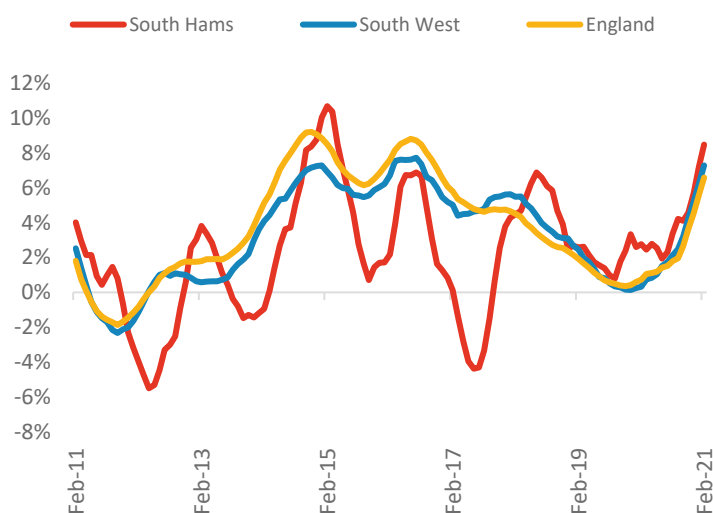
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	Current level	3 month	Annual	5 year	10 year
House prices	£349,414	6.3%	8.5%	19.6%	33.5%
Transactions	1,572	7.8%	-7.5%	-10.3%	15.9%

House Prices (February 2021 data)

Annual Change in House Prices

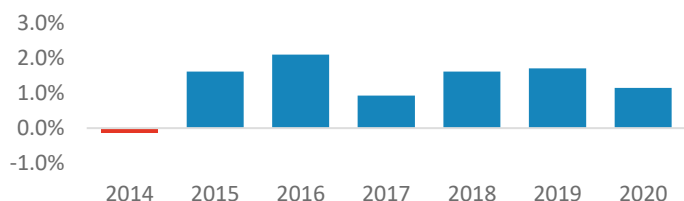


House prices in South Hams grew by 8.5% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in the South West grew by 7.3% over the same period.

South Hams house prices are now 24.1% above their previous peak in 2007, compared to +30.8% for the South West and +36.1% across England.

Local prices have grown by 1.1% in 2021 so far, compared to growth of 1.7% over the same period last year.

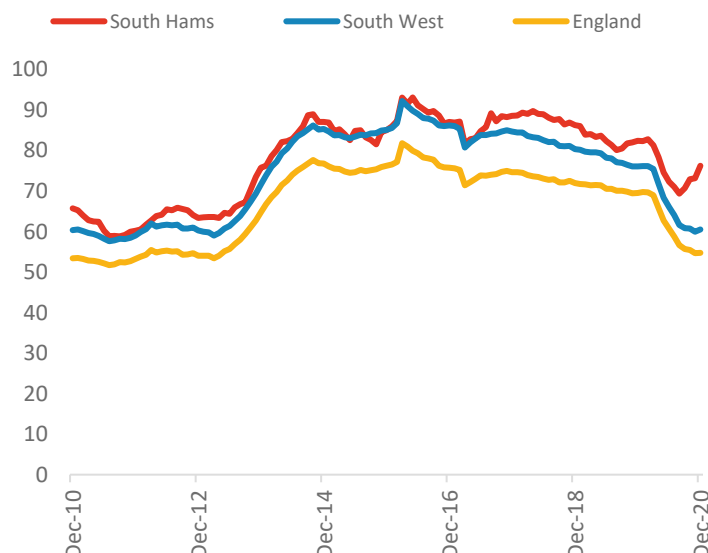
Year-To-Date Change in House Prices, December to February



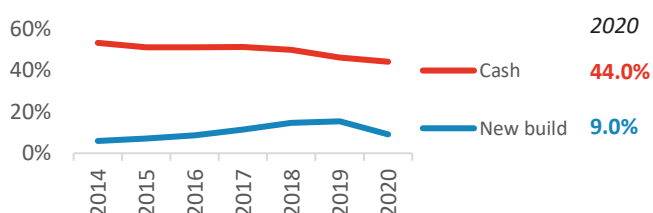
Transactions (December 2020 data)

There were 1,572 transactions in South Hams during the 12 months to December 2020. This is 76% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in South Hams have fallen by 12.4% since 2014, compared to changes of -29.1% for the South West and -28.7% for England.

Annual Transactions, Indexed (2001-05 average = 100)



Cash and New Build Sales as % of Total, by Year



Note: These transaction counts do not include those identified as transfers under a power of sale/repossessions, buy-to-lets (where they can be identified by a mortgage), and transfers to non-private individuals.

Source: UK House Price Index, Contains HM Land Registry data © Crown copyright